BUSINESS FOR SALE

TAKEAWAY & OWNERS FLAT

100% SMALL BUSINESS RATES RELIEF AVAILABLE (SUBJECT TO TERMS)

BUSINESS TRANSFER

goadsby

CHARLIE'S CHICKEN
5 STATION APPROACH, BROADSTONE, DORSET BH18 8AX

SUMMARY >

Location Map

Streetview

- BUSY TAKEAWAY IN AFFLUENT TRADING LOCATION
- SPACIOUS, WELL EQUIPPED BUSINESS
- INCLUDES 2/3 BEDROOM FLAT
- WOULD SUIT VARIOUS CUISINES/CONCEPTS
- PARKING FOR 2 VEHICLES

2 Allocated Parking Spaces

C - 68 EPC Rating

CHARLIE'S CHICKEN
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Location

Located in the popular suburb of Broadstone. Facing Leisure Centre and car park. Broadstone is characterised by its wide variety of good quality independent retailers together with numerous multiples including Tesco Express, Lloyds Pharmacy and Barclays Bank.

Accommodation

Takeaway. Wash Up Room. Walk in Store. Owners Accommodation - 2/3 Bedrooms.

Description

Through front door into **Waiting Area** with wooden bench style seating, inset ceiling lights, CCTV camera, wall mounted fire alarm control panel, servery counter, shelving under. Through into **Open Kitchen** with non slip floor, Rational combi oven, assorted stainless steel tables, extensive extraction system, commercial charcoal grill, commercial griddle, double deep fat fryer, Chinese wok range, 2 x 3 cupboard chiller counter units, microwave, upright Polar freezer, upright fridge, double glass fronted chiller display, fully tiled walls, commercial hot plate, blender, kettle, wash hand basin, soap dispenser. Through door into **Lobby** with tiled floor. Door to side of the property. Through door into **Wash Up Room** with walk in chiller room, deep bowl sink unit, chest freezer, insectocutor, wall mounted gas boiler. Through door into **Walk in Store** with shelving, wall mounted CCTV viewing screen. Door to the rear of the property. Stairs up to FIRST FLOOR **Landing** with **Store Room** with shelving, chest freezer. **Bathroom** with low level WC, panelled bath, shower attachment. **Bedroom 1** DOUBLE. **Bedroom 2** DOUBLE. **Bedroom 3** SINGLE. OUTSIDE To the rear of the property there is parking for 2 vehicles and bin store area.

Trading & Business

The owner informs us that the business operates under management and has been under his ownership for 3 years. We have been informed that the turnover in the last trading year was approximately £300,000. We have not had sight of this accounting information.

Rateable Value

£7,900 at the Uniform Business Rate of 38.2p in the £ for 2026/27. For the year 2026/27 small businesses with a rateable value up to £12,000 will receive 100% rates relief. Council Tax Band "A". Information taken from the Valuation Office Agency website.

Tenure

LEASEHOLD. The owners inform us that the premises are held under an original 15 year lease, with approximately 12 years remaining, at a current rent of £26,000 per annum. The lease can be made available to genuinely interested purchasers.

Price

£80,000 plus Stock at Valuation to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.

Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.

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Important

THE CODE FOR LEASING BUSINESS PREMISES
The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available **HERE**.

ANTI MONEY LAUNDERING REGULATIONS
Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

REFERENCES
Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

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